



MEETING OF AUGUST 1, 2006

AGENDA ITEM NO. 6A

Application I.D.: 2006-0024

Application Type: Design Review

Location: 1301 Shoreway Road

Owner: ECI Two Belmont LLC

Applicant: Annette Tognetti

APN: 040-371-110

Zoning: M-1 Limited Manufacturing

General Plan Designation: LI – Light Industry

Environmental Determination: Categorically Exempt, Section 15303, Class 3(c)

PROJECT DESCRIPTION

The applicant requests Design Review approval for establishment of a Master Sign Program to permit new signage for an existing multi-tenant office building for the subject site.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** the Design Review subject to the conditions of approval contained in the attached draft resolution¹.

PRIOR ACTIONS

The existing commercial building was constructed in approximately 1984. A review of planning files resulted in finding two prior sign permits granted for the property. These included:

- A Design Review approval for a monument/identification sign for the existing office building (approved in 1986 and since removed).

500-FOOT RADIUS MAP

¹ Please note: This recommendation is made in advance of public testimony or Commission discussion of the project. At the public hearing, these two factors, in conjunction with the staff analysis, will be considered by the Commission in rendering a decision on the project.

PLANNING COMMISSION STAFF REPORT
RE: 1301 Shoreway Road. PA 2006-0024
August 1, 2006
Page 2

- A Design Review approval for a tenant identification window sign and new entry doors (approved in 1987 and since removed).

SITE CONDITIONS

The subject site is located at the corner of Shoreway Road and Sem Lane. The 6.94-acre site is comprised of the existing commercial office building, parking and landscaping areas and one identification sign facing Shoreway Road. The site currently provides an entrance/exit off Shoreway Road (to the west of the site) and an entrance/exit off of Sem Lane (to the north of the site), which allows for ingress/egress to these streets. The site is currently landscaped with grass areas, groundcover, small flowering plants, shrubs, and ornamental and native species trees. The predominant landscaping occurs along the Shoreway Road and Sem Lane site frontages. The site also contains a freestanding monument/identification sign (see *Zoning Conformance* discussion of this sign on Page 5) and exterior lighting (viewed from Shoreway Road). As a part of this project, the applicant proposes to remove the existing freestanding sign and exterior lighting.

PROJECT ANALYSIS

The proposed new signage for the existing multi-tenant office building will consist of the following:

Freestanding Monument Signs

The applicant proposes to install two freestanding monument signs on the subject site to provide identification of major tenants to automobile and pedestrian traffic on Sem Lane and Shoreway Road (see site plan for proposed locations). Each sign would be double-sided and internally illuminated. The monument signs would provide the site address for the existing multi-tenant office building as well as identify the major building tenants.

The monument sign located at Sem Lane (location one on the site plan) will be approximately 10.8 feet in height and approximately 48 square feet in size. This monument sign will consist of one sign panel on each side and would display the primary tenant name/logo. The monument sign located at Shoreway Road (location 2 on the site plan) will be approximately 10.8 feet in height and approximately 50 square feet in size. This monument sign will consist of three sign panels on each side and would display the primary tenant as well as identify two other major building tenant names/logos.

The double-sided freestanding monument signs would be constructed from fabricated aluminum. The signs would also consist of a colored acrylic text (cut through lettering and numbers) affixed directly to the sign body. This text would be the only illuminated section on the sign body. Architectural details for the freestanding monument signs include a combination of silver/grey, blue/green, and white background colors. The sign text will consist of blue/green (address number), white (address name), and red colors (tenants business name). The proposed Master Sign Program would also allow each major business/tenant to incorporate their logo, colors and

standards, subject to review and approval by the property owner and the Community Development Department.

The applicant would also be required to provide a site-distance analysis to determine that the freestanding signs would not block the line of sight of oncoming traffic and that there is sufficient distance at the intersections of Sem Lane and Shoreway Road. Such analysis shall be prepared by a licensed engineer and evaluated by Public Works staff prior to issuance of a building permit.

Wall Signs

The proposed exterior wall signs will be located along upper west portions of the building façade (see site plan for sign locations). The wall signs will consist of a red color, illuminated channel letters (30" in height), which would display the primary tenant name and logo. No specific square-footage is designated for these signs. See *Zoning Conformance* section on page 5 of this report for an analysis of the total allowable square footage for all property signage.

The wall signs would be comprised of individual illuminated channel lettering. Each letter will be made from fabricated aluminum consisting of translucent acrylic faces. All wall signs shall be required to be compatible with and complementary to the scale and color of the adjacent facades. The proposed Master Sign Program would also allow each primary business/tenant to incorporate their corporate logo, colors and standards, subject to review and approval by the property owner and the Community Development Department.

Directional Sign

The proposed freestanding directional sign on the project plans is inconsistent with the City's Sign regulations (Section 23.5.1 (a))-(see *Zoning Conformance* discussion of this sign on Page 5). Staff recommends a condition of approval that the applicant omit the proposed directional sign from the Master Sign Program.

The building colors, materials, graphic and font styles of all proposed signs are illustrated on the project plans (See Attachment V).

Landscaping and Groundwork

The subject property has existing mature landscaping consisting of grass areas, groundcover, small flowering plants, shrubs, and ornamental and native species trees. As a part of this project, the applicant proposes to remove an existing freestanding sign and landscaping adjacent to this structure. The applicant proposes additional landscaping for this area that would include one 15-gallon size crabapple tree and lawn enhancements. The new landscaping would be consistent with the existing planting plan fronting Shoreway Road. Some small portions of the grass areas on site would be removed to allow for the installation of the proposed freestanding monument signs; all other on-site landscaping would remain.

GENERAL PLAN CONFORMANCE

The proposed establishment of a Master Sign Program to permit new signage is consistent with the uses intended for the Light Industry (LI) designated areas as shown in the General Plan.

ZONING CONFORMANCE

Section 23.9 of the BZO provides as follows:

General Requirements. A master sign program is required for all new multiple tenant projects and all buildings where the entire facade is being remodeled after the effective date of this section. The master sign program shall be subject to review and approval by the Planning Commission.

Currently there is not a Master Sign Program associated with the Belmont Shores office building. Prior to installation of any multi tenant signage, the property owner is required to furnish to the City a complete application for a Master Sign Program for review by the City's Planning Commission.

Section 23.93 of the BZO as follows:

Procedures. A master sign program shall be a condition of approval of any planned development, design review, use permit or other application required by the City and shall be processed prior to installation of any signs. Any sign which conforms to an approved sign program may be approved by the Director of Planning and Community Development or his or her designee. Approval of a master sign program does not waive the permit requirements for individual signs.

Approval of a Master Sign Program would not waive the permit requirements for individual signs. The Director of Planning and Community Development may approve individual signs which conform to an approved sign program².

Section 23.9.5 of the BZO as follows:

² 13.5 ADMINISTRATIVE APPROVALS

The Planning Commission may pre-approve colors combinations for use on signs and awnings and repainting of existing buildings. The Director of Planning may administratively approve the use of the pre-approved colors provided that the Director of Planning finds that the colors are 1) compatible with buildings on adjacent properties; and 2) consistent with the applicable design guidelines of the City of Belmont. In addition, the director of Planning may administratively approve replacement, relocation, and/or additional windows, doors, awnings and minor modifications not adding floor area, provided that the application is consistent with Section 13.5.3. Notice of the administrative approval shall be provided to the City Council and Planning Commission stating the opportunity to file a written appeal. Notice to the Council and Commission may be provided by e-mail. Applications which are found not to meet these criteria and findings shall not be administratively approved and shall be subject to the same procedures requiring Planning Commission review.

Existing Signs Not Conforming to a Master Sign Program. If any new master or amended sign program is filed for property on which existing signs are located, it shall include a schedule for bringing into conformance all signs not conforming to the proposed or amended program.

City staff was unable to locate permit records for the existing freestanding monument sign as indicated on the project plans. It does appear that the sign may have been constructed during the time of construction of existing office building. The applicant is not proposing to include this sign with the establishment of a Master Sign Program and proposes to remove the sign as part of this application.

All signage proposed as part of a Master Sign Program must comply with Zoning Ordinance regulations for signs in commercial and manufacturing zoning districts as follows:

Section 23.4.1 of the BZO provides as follows:

The aggregate area of signs permitted on any parcel shall not exceed one and six tenths (1.6) square feet of gross surface area for each foot of street frontage. Separate calculations may be made for front, side and rear street frontages and separate signs may be erected on each of these frontages.

The applicant is proposing 50 square feet of signage on the Shoreway Road frontage (proposed freestanding sign). The BZO permits this property along Shoreway Road to have a total of 744 ($465 \times 1.6 = 744$) square feet of signage along the Shoreway Road frontage; the proposed sign for this property frontage complies with the BZO maximum. The applicant is proposing 48 square feet of signage on the Sem Lane frontage (proposed freestanding sign). The BZO permits this property to have a total of 1,037 ($648 \times 1.6 = 1037$) square feet of signage along the Sem Lane frontage; the proposed sign for this property frontage complies with the BZO maximum.

Section 23.5.1 (a) of the BZO regulates freestanding signs. In order to construct a freestanding sign (monument sign) on a site, the following standards must be met:

- 1. The site shall have 150 feet of continuous street frontage.*
- 2. The main building on site shall be set back at least twenty (20) feet from the property line.*
- 3. The site shall have (1) freestanding sign per street frontage.*
- 4. The freestanding sign shall not exceed a maximum of sixty (60) square-feet in size (120 sq feet for a double sided sign).*
- 5. The freestanding sign shall not exceed 15-feet in height.*

6. *The freestanding sign shall be in architectural harmony with the building architecture.*
7. *The freestanding sign shall be monument or ground.*

The proposed freestanding signs meet requirements 1, 2, 4, 5, 6, and 7 listed above. The site has approximately 465 feet of continuous street frontage long Shoreway Road and approximately 648 of continuous street frontage long Sem Lane. The existing building fronting Shoreway Road is setback approximately 150 feet and setback approximately 77 feet from Sem Lane. The monument sign located at Sem Lane would be approximately 48 square feet in size and approximately 10.8-feet height. The monument sign located at Shoreway Road would be approximately 50 square feet and approximately 10.8-feet in height. The color, size and material of the proposed signs will be compatible with the architectural style and characteristics of existing building on site (existing four story building consisting of an off-white exterior finish with recessed windows and balcony areas). The proposed freestanding signs located on site would have permanent location on the ground.

The proposed application is inconsistent with requirement 2 “*The site shall have (1) freestanding sign per street frontage*”. The applicant has proposed two freestanding signs for the Sem Lane street frontage (freestanding monument sign and the directional sign). Staff recommends a condition of approval that the applicant omit the proposed directional sign from the Master Sign Program.

ENVIRONMENTAL CLEARANCE (CEQA)

The proposed establishment of a Master Sign Program to permit new signage for an existing multi-tenant office building is categorically exempt from the provisions of the California Environmental Quality Act by provision of Section 15303, Class 11(a):

“Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

- (a) On-premise signs.

The proposed signage meets the above requirements for CEQA exemption.

NEIGHBORHOOD OUTREACH

The applicant performed neighborhood outreach as detailed in the Neighborhood Outreach Strategy attached to this report (Attachment IV). The applicant reported mailing notices and their project plans to all property owners adjacent to the site informing them of the project (included in Attachment IV); they report that no comments of opposition were received. Staff has not received any public comments regarding this project as of the writing of this report. The applicant appears to have achieved the outreach strategy tasks.

DESIGN REVIEW EVALUATION

The proposed Master Sign Program to permit new signage is required to meet the Design Review Principles in Section 13.5.3 of the City of Belmont Zoning Ordinance. The following is an analysis of those standards.

- a) *Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.*

The color, size and material of the proposed signs will be compatible with the architectural style and characteristics of existing multi tenant office building on site and the surrounding neighborhood. Therefore, the relationship to adjacent elements and relationship to the community as a whole will not change.

- b) *Review of proposed exterior color and material application with relationship to adjacent architectural of natural elements. The intent with respect to review of color is to avoid the use of extreme color.*

Monument Signs

The proposed monument signs would be constructed from fabricated aluminum and consist of a colored acrylic text (cut through lettering and numbers) affixed directly to the sign body. This text would be the only illuminated section on the sign body. Architectural details for the freestanding monument signs would include a combination of silver/grey, blue/green, and white background colors. The sign text will consist of blue/green (address number), white (address name), and red (tenants business name) colors.

Wall Signs

The proposed wall signs would be located along the upper west portions of the building façade. The wall signs will consist of a red color, illuminated channel letters (30" in height), which would display the primary tenant name and logo. Each letter will be made from fabricated aluminum consisting of translucent acrylic faces. All signs appear to be compatible with and complementary to scale and color of the commercial office building.

Staff believes that the proposed signs do not utilize colors or materials that would generally be considered extreme.

- c) *Review of the proposed location, height, and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development or to conceal storage areas, utility installations or other surfacing to prevent dust erosion.*

As a part of the project, the applicant proposes to remove an existing identification sign, and landscaping adjacent to the structure. The applicant proposes additional landscaping for this area that would include one 15-gallon size crabapple tree lawn enhancements. The new landscaping would be consistent with the existing planting plan fronting Shoreway Road. No walls, hedges, or additional plantings are proposed or required with this application.

- d) *Review of location, size, height, lighting and landscaping of signs as specified in the Sign Ordinance, in relation to traffic hazards and the appearance of harmony with the environment. The intent with respect to review of color is to avoid the use of extreme color.*

The proposed signs will identify each major tenant in a functional manner and, generally appear not to cause traffic hazards. The applicant will be required to provide a site-distance analysis to determine that the freestanding signs would not block the line of sight of oncoming traffic at the intersections of Sem Lane and Shoreway Road.

- e) *Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.*

Staff believes the proposed alterations will have no significant negative effect on the site or surrounding neighborhood.

- f) *Review of the layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.*

There are no changes to the layout of the site with respect to entrances, exits, drives or walkways.

- g) *Review of site landscaping including adequacy of irrigation plans, size and location of plant materials, and protection of existing plant materials.*

The proposed landscaping for existing sign removal and new sign installation would be consistent with the existing planting plan fronting Shoreway Road and would be appropriately irrigated. Some small portions of the grass areas on site would be removed for installation of the freestanding monument signs; all other on-site landscaping would remain. No tree protection measures are required as a part of this application.

Staff has considered the applicant's request for Design Review and finds it generally consistent with the Design Review Ordinance Principles (Section 13.5.3). Staff reviewed the proposed signage and landscaping, and believes the proposal (as conditioned) conforms to all required standards and is generally compatible with neighboring properties.

CONCLUSION AND RECOMMENDATION

Based on the foregoing analysis, staff recommends approval of the Design Review application with the conditions of approval as specified in Attachment III.

ACTION ALTERNATIVES

1. Continue the application for additional information or analysis.
2. Deny the Design Review. The Commission will identify specific facts to support a denial, and a resolution would be returned to the Commission for final action.

ATTACHMENTS

- I. 500 foot radius map of project site
- II. Resolution approving the Design Review
- III. Conditions of Approval
- IV. Neighborhood Outreach Materials (Commission Only).
- V. Project plans/materials (Commission only).

Respectfully submitted,

Rob D. Gill
Zoning Technician

Carlos de Melo
Community Development Director

CC: Applicant & Property Owner

PLEASE NOTE: Attachments IV and V are not included as part of this document. Please contact the Community Development Department at (650) 595-7417 for more information on viewing these attachments.

RESOLUTION NO. 2006-__

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT APPROVING
DESIGN REVIEW AT 1301 SHOREWAY ROAD
(APPL.NO. PA2006-0024)

WHEREAS, Annette Tognetti, applicant, and ECI Two Belmont LLC, owner, request Design Review approval to allow the establishment of a Master Sign Program to permit new signage for an existing multi-tenant office building at 1301 Shoreway Road; and,

WHEREAS, on August 1, 2006, the Planning Commission, following notification in the prescribed manner, conducted a public hearing, at which hearing the Commission considered public testimony and a staff report on the aforementioned requested Design Review entitlement; and,

WHEREAS, the Planning Commission of the City of Belmont finds the project to be categorically exempt pursuant to the California Environmental Quality Act, Section 15301, Class 11 (a); and,

WHEREAS, the Planning Commission hereby adopts the staff report dated August 1, 2006 and the facts contained therein as its own findings of facts; and,

WHEREAS, the Planning Commission has considered the applicant's request for Design Review pursuant to the Design Review Ordinance Principles of Section 13.5.3 of the Belmont Zoning Ordinance, as follows:

- a) *Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.*

The color, size and material of the proposed signs will be compatible with the architectural style and characteristics of existing multi tenant office building on site and the surrounding neighborhood. Therefore, the relationship to adjacent elements and relationship to the community as a whole will not change.

- b) *Review of proposed exterior color and material application with relationship to adjacent architectural of natural elements. The intent with respect to review of color is to avoid the use of extreme color.*

Monument Signs

The proposed monument signs would be constructed from fabricated aluminum and consist of a colored acrylic text (cut through lettering and numbers) affixed directly to the sign body. This text would be the only illuminated section on the sign body. Architectural details for the freestanding monument signs would include a combination of silver/grey, blue/green, and white background colors. The sign text will consist of blue/green (address number), white (address name), and red (tenants business name) colors.

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The Planning Commission believes that the proposed signs do not utilize colors or materials that would generally be considered extreme.

- c) *Review of the proposed location, height, and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development or to conceal storage areas, utility installations or other surfacing to prevent dust erosion.*

As a part of the project, the applicant proposes to remove an existing identification sign, and landscaping adjacent to the structure. The applicant proposes additional landscaping for this area that would include one 15-gallon size crabapple tree lawn enhancements. The new landscaping would be consistent with the existing planting plan fronting Shoreway Road. No walls, hedges, or additional plantings are proposed or required with this application.

- d) *Review of location, size, height, lighting and landscaping of signs as specified in the Sign Ordinance, in relation to traffic hazards and the appearance of harmony with the environment. The intent with respect to review of color is to avoid the use of extreme color.*

The proposed signs will identify each major tenant in a functional manner and, generally appear not to cause traffic hazards. The applicant will be required to provide a site-distance analysis to determine that the freestanding signs would not block the line of sight of oncoming traffic at the intersections of Sem Lane and Shoreway Road.

- e) *Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.*

The Planning Commission believes the proposed alterations will have no significant negative effect on the site or surrounding neighborhood.

- f) *Review of the layout of the site with respect to locations and dimension of vehicular and pedestrian entrances, exits, drives and walkways.*

There are no changes to the layout of the site with respect to entrances, exits, drives or walkways.

- g) *Review of site landscaping including adequacy of irrigation plans, size and location of plant materials, and protection of existing plant materials.*

The proposed landscaping for existing sign removal and new sign installation would be consistent with the existing planting plan fronting Shoreway Road and would be appropriately irrigated. Some small portions of the grass areas on site would be removed for installation of the freestanding monument signs; all other on-site landscaping would remain. No tree protection measures are required as a part of this application.

WHEREAS, the Planning Commission finds the applicant's request for Design Review is generally consistent with the Design Review Ordinance Principles (Section 13.5.3) and design requirements. The Planning Commission reviewed the proposed signage and landscaping, and believes the proposal (as conditioned) conforms to all required standards and is generally compatible with neighboring properties.

WHEREAS, the Planning Commission did hear and use their independent judgment and considered all said reports, recommendations and testimony herein above set forth.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission approves the Design Review application to allow the establishment of a Master Sign Program to permit new signage for an existing multi-tenant office building at 1301 Shoreway Road, subject to the conditions attached as Exhibit "A".

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on August 1, 2006 by the following vote:

AYES,
COMMISSIONERS: _____
NOES,
COMMISSIONERS: _____
ABSENT,
COMMISSIONERS: _____
ABSTAIN,
COMMISSIONERS: _____
RECUSED,
COMMISSIONERS: _____

Carlos de Melo
Planning Commission Secretary

EXHIBIT "A"

CONDITIONS OF PROJECT APPROVAL SIGN/DESIGN REVIEW 1301 SHOREWAY ROAD (APPL. NO.2006-0024)

- I. COMPLY WITH THE FOLLOWING CONDITIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT:
 - A. The design standards for the proposed Master Sign Program shall comply with the following conditions and shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit.

Planning Division

1. Plans submitted for building permit and all construction shall conform to the plans on file in the Planning Division for Appl. No. 2006-0024 prepared by Specialized Graphics date stamped 06/30/06. The Director of Community Development may approve minor modifications to the plans.
2. All construction and related activities which require a City building permit shall be allowed only during the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays. No construction activity or related activities shall be allowed outside of the aforementioned hours or on Sundays and the following holidays: New Year's Day, President's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day. All gasoline powered construction equipment shall be equipped with an operating muffler or baffling system as originally provided by the manufacturer, and no modification to these systems is permitted.

Prior to issuance of building permits, the property owners shall file with the Director of Community Development, on forms provided by the City, an acknowledgment that they have read, understand and agree to these conditions of approval.

4. In accordance with the Belmont Zoning Ordinance, the permit(s) granted by this approval shall expire one (1) year from the date of approval, with said approval date indicated on the accompanying Planning Commission resolution. Any request for extension of the expiration date shall be made in accordance with the applicable provisions of the Belmont Zoning Ordinance.
5. In the event that this approval is challenged by a third party, the property owners and all assignees will be responsible for defending against this challenge, and agree to accept responsibility for defense at the request of the City. The property owners and all assignees agree to defend, indemnify and hold harmless the City of Belmont and all officials, staff, consultants and agents from any costs, claims or liabilities arising from the approval, including without limitation, any award of attorneys fees that might result from the third party challenge.
6. The location, colors, and maximum allowable size for all approved signage shall conform to the approved project plans (date stamped June 30, 2006) and design criteria of the Master Sign Program, and as amended to remove the proposed freestanding directional sign.

7. Prior to the installation of any sign, the property owner shall provide the tenant a copy of the Belmont Shores Master Sign Program and Signage Criteria. The tenant shall be responsible for fulfillment of all requirements of the Master Sign program and Section 23 of the City of Belmont Sign Regulations.
8. Approval of the Belmont Shores Master Sign Program shall not waive the permit requirements for individual signs. All proposed signs hereafter shall be subject to Sign Review and approval of the Director of Planning and Community Development.
9. Tenant signs that incorporate logos, business identities and/or images denoting the type of businesses shall be subject to review and approval by the property owner and the Community Development Department. Immoral or unlawful advertising shall be prohibited.
10. Building permit plans to be submitted to the City shall include one freestanding sign per street frontage. The proposed directional sign shall be omitted from the Master Sign Program.
11. The material selected for the base of the monument signs shall be similar as the primary material used for the building façade.
12. Interior lighting for all signs shall be controlled such that the light source shall not create excessive glare to adjacent properties or cause glare for motorists and pedestrians. The light source shall also be consistent throughout each sign and shall provide a consistent level of illumination.
13. If any existing landscaping should be damaged during construction related activities, the applicant shall replace such landscaping in kind for the property, prior to issuance of a planning final.

Building Division

1. Prior to any construction, the applicant or a designated representative shall obtain all of the required building permits for the project. The applicant will be required to provide a construction and demolition-recycling plan as a condition of the building permit. The Building Department will inspect for compliance with this plan. The conditions of approval for this permit also require the applicant to perform all work in conformance with the NPDES requirements.
- II. COMPLY WITH THE FOLLOWING CONDITIONS OF THE PUBLIC WORKS DEPARTMENT:
 - A. The following conditions shall be shown on plans submitted for a building permit and/or site development permit or otherwise met prior to issuance of the first building permit (i.e., foundation permit) and shall be completed and/or installed prior to occupancy and remain in place at all times that the use occupies the premises except as otherwise specified in the conditions.

1. Prior to the issuance of building permits for the project, the applicant shall be required to provide a site-distance analysis to determine that the freestanding signs would not block the line of sight of oncoming traffic and there is sufficient distance at the intersections of Sem Lane and Shoreway Road. Such analysis shall be prepared by a licensed engineer to be evaluated by Public Works staff.
- III. COMPLY WITH THE FOLLOWING CONDITIONS OF THE POLICE DEPARTMENT:
1. All activities shall be subject to the requirements of the Belmont Noise Ordinance.
 1. No debris boxes or building materials shall be stored on the street.
 2. Flag persons shall be positioned at both ends of blocked traffic lanes.
 3. 24-hour written notice to the Police Department is required before any lane closure.

Certification of Approved Final Conditions:

Rob D. Gill, Zoning Technician

Date